



置佳物業服務有限公司

Top Property Services Co. Ltd.

Shan King Estate
Balance Sheet as at 31 Oct 2021

山景邨
資產負債表截至2021年10月31日

此報告未經核數師最終審計

	固定資產	HKS	HKS
FIXED ASSETS			
Furniture and Equipment	傢俬及裝修	226,561.00	
Accumulated Depreciation	折舊分攤	(226,561.00)	
CASH & DEPOSITS	現金及銀行存款		
I.O. - HSBC Saving	匯豐儲蓄戶口	19,652,251.12	
I.O. - HSBC Current	匯豐往來戶口	845,143.45	
I.O. - HSBC Saving (Sinking maintenance fund)	匯豐儲蓄戶口 (儲備維修基金)	6,099.19	
I.O. - HSBC Saving	匯豐儲蓄戶口 (康樂基金)	209,589.98	
I.O. - HSBC Saving	匯豐儲蓄戶口 (環保基金)	5,798.91	
I.O. - Bank of Communications Current	交通銀行往來戶口	6,954.70	
I.O. - Bank of Communications Saving	交通銀行儲蓄戶口	82.90	
Top (Operating Fund) - Chong Hing Bank Current	創興往來戶口 - 營運基金 (置佳)	1,441,564.48	
Petty Cash-Management Office	管業處零用金	30,000.00	
Bank of Communications Trustee	交通信託基金(大維修基金)	138,843,986.87	
		<u>161,041,471.60</u>	
CURRENT ASSETS	流動資產		
Prepayment	預付費用	212,964.50	
Utility Deposit	公共水電按金	1,288,180.00	
Account receivable - Management fee	應收帳款	589,407.80	
Other Receivables	應收其他賬款	1,654,380.60	
Temporary Received	暫收賬	346,285.00	
Other Receivables - Top Property	應收其他賬款 - 置佳	1,333,416.99	
Provision for Property Tax	暫繳物業稅	1,051,440.00	
		<u>6,476,074.89</u>	
	流動資產總值		<u>167,517,546.49</u>
CURRENT LIABILITIES	流動負債		
Accounts Payable	應付帳款	17,244,322.69	
Other Deposit	其他按金	250,466.00	
Management Fee In Advance	管理費預交	512,190.00	
		<u>18,006,978.69</u>	
NON-CURRENT LIABILITIES	非流動負債		
Deferred Income	遞延收入	19,000,003.00	
Management Fee Deposits	管理費按金	10,128,293.00	
		<u>29,128,296.00</u>	
			<u>47,135,274.69</u>
TOTAL NET ASSETS	淨資產總值		<u>120,382,271.80</u>
FUND AND RESERVES	資金及儲備		
Maintenance Fund	維修基金	138,843,986.87	
Sinking maintenance Fund	儲備維修基金	134,826.69	
Environmental Enhancement Fund	環保美化基金	630,386.00	
Acc. Surplus/(Deficit) B/F	承上年度結存/(赤字)	(14,657,770.09)	
Period Ended Surplus/(Deficit)	本季度盈餘/(赤字)	(4,569,157.67)	
		<u>138,843,986.87</u>	
TOTAL FUNDS	資金及儲備總值		<u>120,382,271.80</u>





置佳物業服務有限公司
Top Property Services Co. Ltd.

SHAN KING ESTATE - RESIDENTIAL
INCOME AND EXPENDITURE ACCOUNT FOR THE MONTH OF OCTOBER 2021
山景邨 - 住宅本月份管理費收支表

		Oct-21 Month HK\$	Apr 21-Oct 21 Cumulative HK\$
Income	收入		
Management Fee	管理費收入	3,795,643.00	26,569,501.00
Interest Received	利息收入	31.24	218.65
Licence Fee Income	牌照費收入	385,333.00	2,697,331.00
Miscellaneous Income	什項收入	20,488.00	167,701.60
Total Income	總收入	4,201,495.24	29,434,752.25
Expenditure	支出		
Security Expenses	保安服務費用	1,298,153.00	8,348,505.00
Salaries & Allowances	員工薪津	463,467.80	2,796,817.80
Administration Fee	行政費用	28,000.00	184,000.00
Manager's Remuneration	經理人酬金	51,888.00	345,216.00
Insurance	保險費	49,553.32	346,873.24
Rent & Rates	地稅及差餉	29,645.00	86,813.00
Cleaning Charges	大廈清潔費	950,468.00	5,809,268.00
Cleaning Materials	清潔用品	83,349.60	613,527.10
Gardening	園藝保養費	132,000.00	946,500.00
Fire Service System Maintenance	消防系統設備保養	-	1,437,600.00
Lift Maintenance & Repairs	升降機 / 電梯保養及維修	543,848.00	3,711,360.00
Pump Plumbing & Drainage	水泵保養及污水處理	15,700.00	1,547,200.00
Security & Door Phone System	防盜系統保養	21,800.00	117,712.00
General Repairs & Maintenance	一般維修保養	43,802.00	2,660,212.00
Public Electricity	公共電費	662,355.00	4,570,217.00
Public Water	公共水費	-	46,955.62
Telephone	電話費	(944.91)	11,453.09
Minor Furniture Equipment	工具及一般設備	-	19,421.00
Professional Fees	專業人士費用	1,833.33	140,820.64
Printing & Stationery	印刷及文具費用	11,032.34	98,961.24
Bank Charges	銀行服務費用	6,311.20	36,432.49
Travelling Expenses	交通費	401.20	4,077.80
Sundries	什項支出	219.00	119,035.40
Delivery Expenses	運費	691.50	4,931.50
Total Expenditure	總支出	4,393,573.38	34,003,909.92
Operating Surplus / (Deficit)	本期盈餘 / (虧損)	(192,078.14)	(4,569,157.67)
Balance b/f	累積盈餘 / (虧損)	(4,377,079.53)	
Total	總累積盈餘 / (虧損)	(4,569,157.67)	(4,569,157.67)

